



North Wilton Precinct - Schedule 2

Wilton Growth Area Development Control Plan 2021

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1. Introduction

1.1 Name and Application of this Schedule

This Schedule forms part of the Wilton Growth Area Development Control Plan 2021 (also referred to as the DCP).

This Schedule applies to all development on the land in North Wilton Precinct shown in Figure 1. This Schedule and related amendments to the DCP give effect to the provisions of this Schedule for land within the North Wilton Precinct as shown on the Land Application Map.

1.2 Structure of this Schedule

This Schedule should be read in conjunction with the main body of the DCP and is in addition to the main body of the DCP. In the event of an inconsistency between this Schedule and the main body of the DCP, this Schedule takes precedence. Table 1 summarises the structure of Schedule 2 – North Wilton Precinct.

Table 1 Schedule Structure

Part	Summary
1 – Introduction	Identifies the land to which the Schedule applies.
2 – Development, Planning and Design	Establishes an overall vision and Structure Plan for North Wilton. Provides specific figures that support the objectives and controls in Parts 2-7 of the main body of the DCP in relation to the North Wilton Precinct.
3 – Special Urban Areas	Provides specific objectives, controls and a figure for Special Urban Areas.

Additional notes to readers are provided throughout this document. These notes are not part of the formal provisions of the DCP but are intended to provide additional guidance and explanation of the provisions. If further guidance is required on the interpretation of provisions in the DCP, readers should refer to the definitions or contact the Department of Planning, Industry and Environment for advice.

Figure 1 Land Application Map

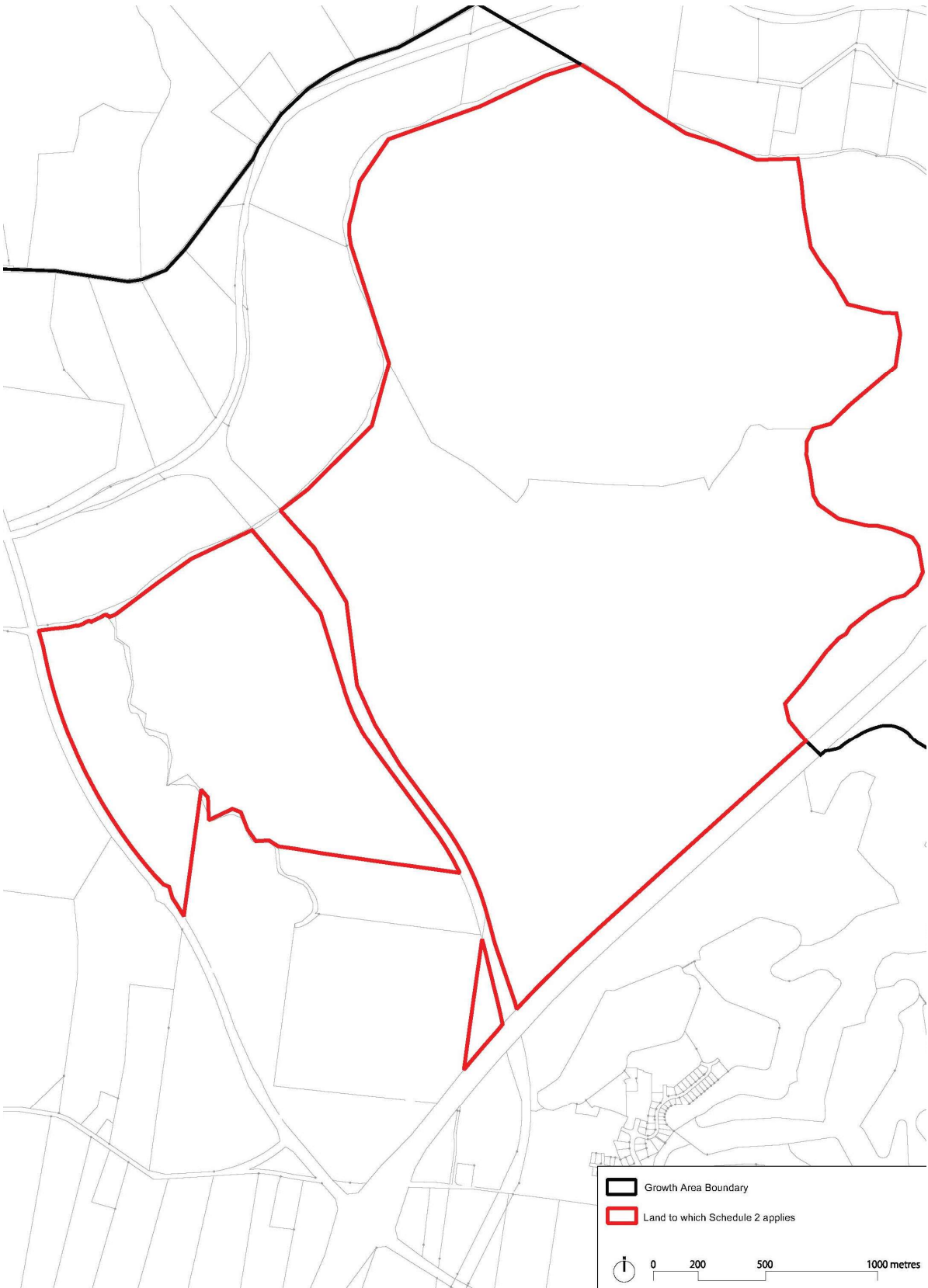
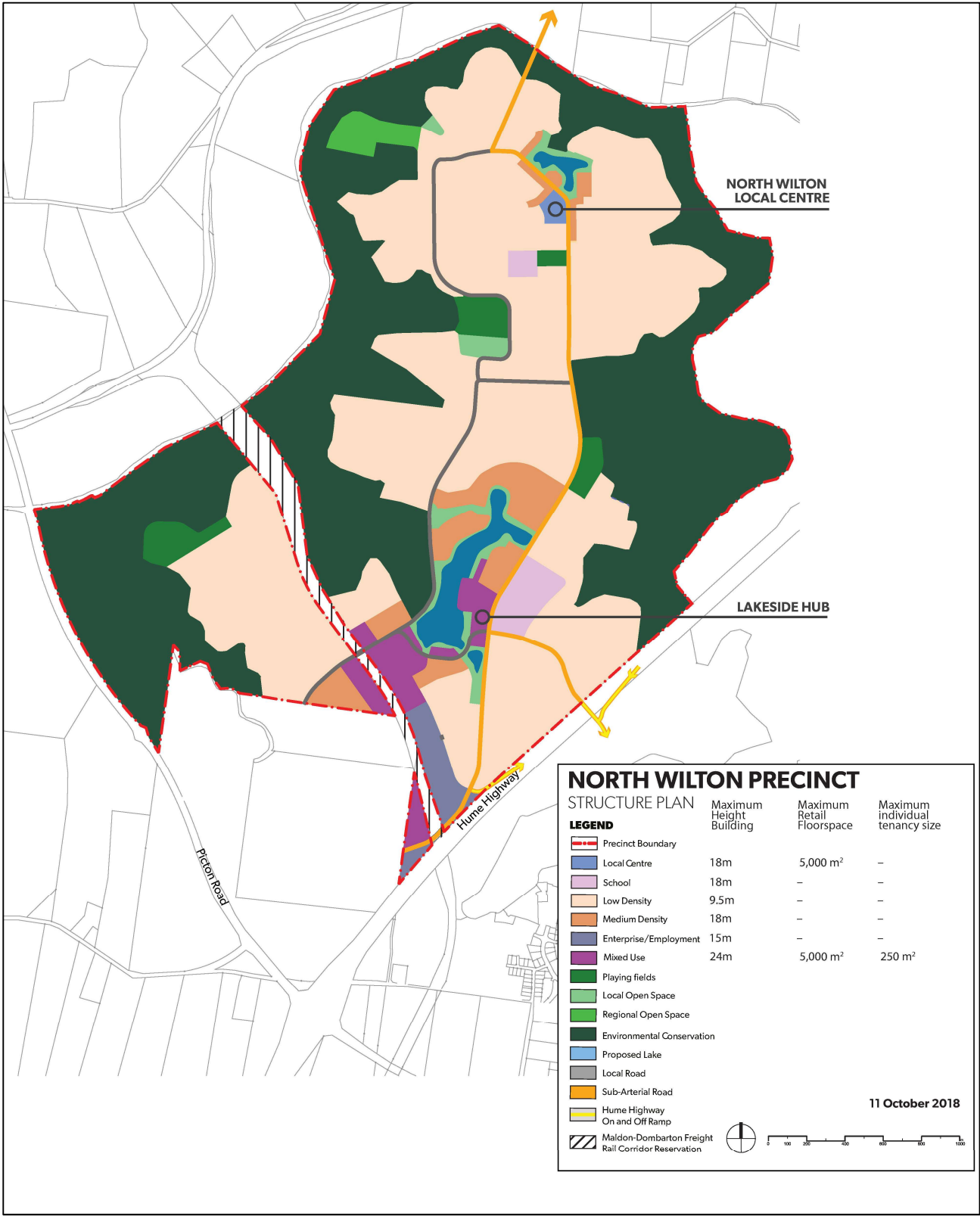


Figure 2 Approved North Wilton Precinct Structure Plan



2. Development Planning and Design

Note: This Part establishes the vision for the North Wilton Precinct.

2.1 The North Wilton Precinct – Vision

The vision for the North Wilton is to deliver a new, vibrant and sustainable master planned community as part of the overall Wilton New Town. The North Wilton Precinct will incorporate a series of thoughtfully planned villages with high local amenity, job opportunities and connections to essential facilities. This will be achieved in a manner that responds to the unique characteristics of the Precinct including the waterways of the Nepean River and Allens Creek, native vegetation, ridge lines and the backdrop of the Razorback Ranges.

The Lakeside Activity Hub, adjacent to an expansive lake, will be the focus of activity and daily life for the Precinct. It has been designed to accommodate a range of land uses including commercial, residential, civic, recreation, education and social infrastructure. The amenity and direct association with the large lake will be a key attraction for people to visit and businesses to establish in the Hub.

Education and learning facilities will be provided to help build a new community for North Wilton. North Wilton will offer opportunities for the full range of education opportunities from early childhood learning to schooling through to higher level tertiary education with state-of-the-art learning facilities for its future students and residents, at the time when the first families move into their new homes.

The bushland areas of the Nepean River and Allens Creek frame North Wilton and provide a curtain of natural landscape that will be preserved for the enjoyment of the wider Wilton Community. Sporting fields and local parks will be thoughtfully integrated with the natural landscape to provide residents with a unique open space offering.

A key aspect is highly walkable neighbourhoods, connected by a network of pedestrian and cycling paths, residents will be able to conveniently access the wide range of land use activities across the site. This will include shared paths that take advantage of the natural setting of the bushland area, the Nepean River and integrate with the wider pedestrian and cycling network.

The housing choice, employment opportunities, education facilities, infrastructure and leisure activities available to North Wilton residents will make this Precinct a highly functional, desirable and self-contained community to live.

Residents of North Wilton will have direct access to their homes with the construction of a new south bound off-ramp from the Hume Highway to the existing Niloc Bridge, duplication of Niloc Bridge and a north bound on-ramp to the Hume Highway. The main north-south spine road is aligned on the highest point of the site to create an elevated entry that maximises the views across the project, particularly to the expansive lake in the foreground and the Razorback Mountain Range backdrop.

The integration of the new off ramp, on-ramp, Niloc Bridge and internal road network will allow residents direct access into and out of North Wilton and provide a road network where residents can safely avoid the freight movements associated with the Picton Road and Hume Highway Interchange.

Key Development Objectives for North Wilton

1. To ensure all development achieves a high standard of urban and architectural design quality.
2. To promote housing that provides a high standard of residential amenity.
3. To ensure housing targets are met through the provision of a range of housing types that offer greater diversity and affordability.
4. To create walkable neighbourhoods with good access to public transport.
5. To maximise opportunities for local employment and business.
6. To create vibrant, successful town and local centres.
7. To provide social infrastructure that is flexible and adaptable.
8. To maximise opportunities for future residents to access and enjoy the outdoors.
9. To protect and enhance conservation areas.
10. To ensure the timely delivery of critical infrastructure.
11. To service the future educational needs of North Wilton through the delivery of quality places of learning.

2.2 Referenced Figures

The referenced figures below support the objectives, controls and design principles for the subdivision planning and design in Part 4 of the main body of the DCP.

Where the figures below are labelled “indicative”, this means that the details contained in the figures are subject to future approval in Neighbourhood Plans and Development Applications for the land in the precinct. These figures indicate the various layers of the precinct planning undertaken for the precinct to support the rezoning of the precinct.

Figure 3 Indicative Staging Plan

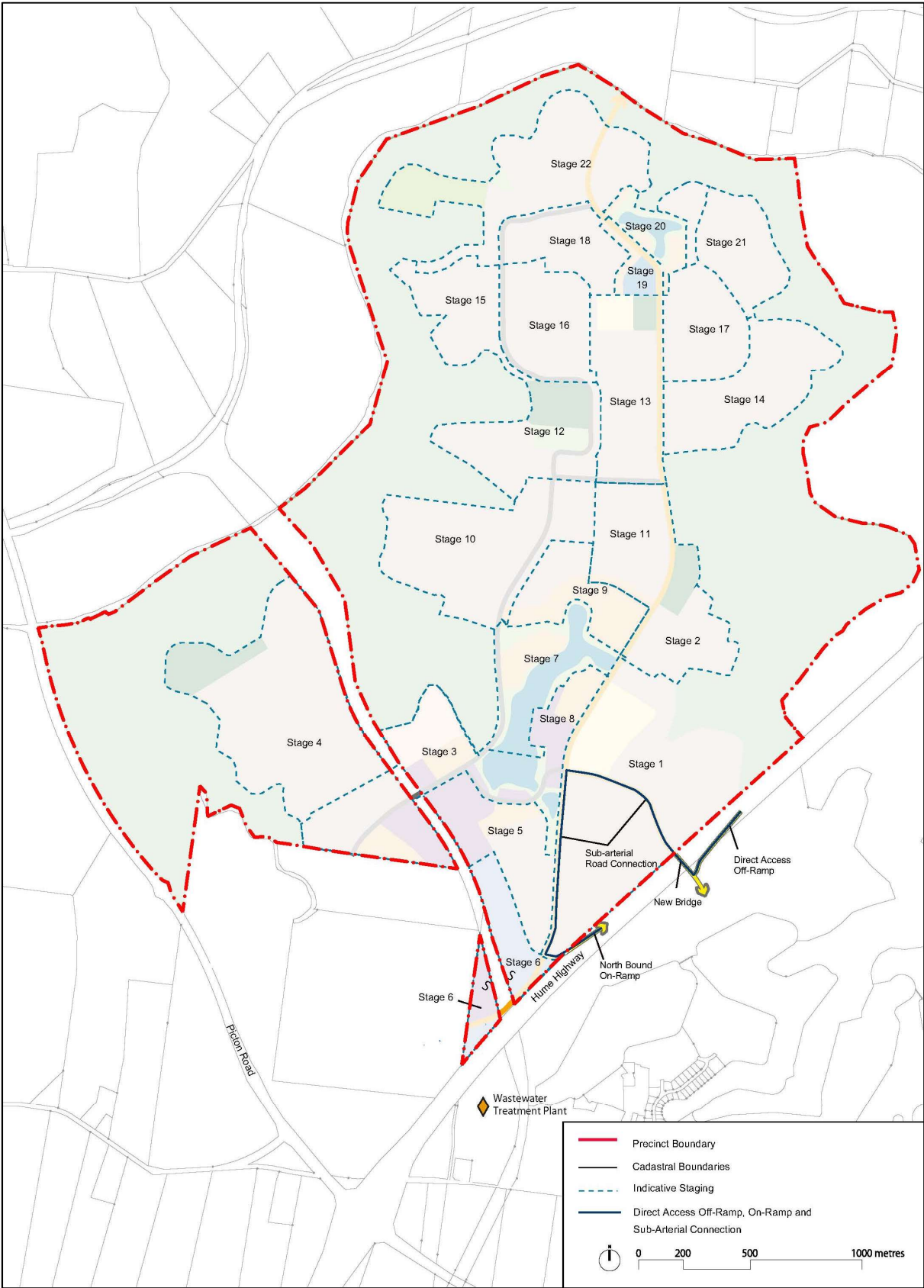


Figure 4 Indicative Water Cycle Management Strategy (to be refined at Neighbourhood Plan and Development Application stage)

Note: Indicative only. Final form to be determined in negotiation with Council and in accordance with relevant Council policy

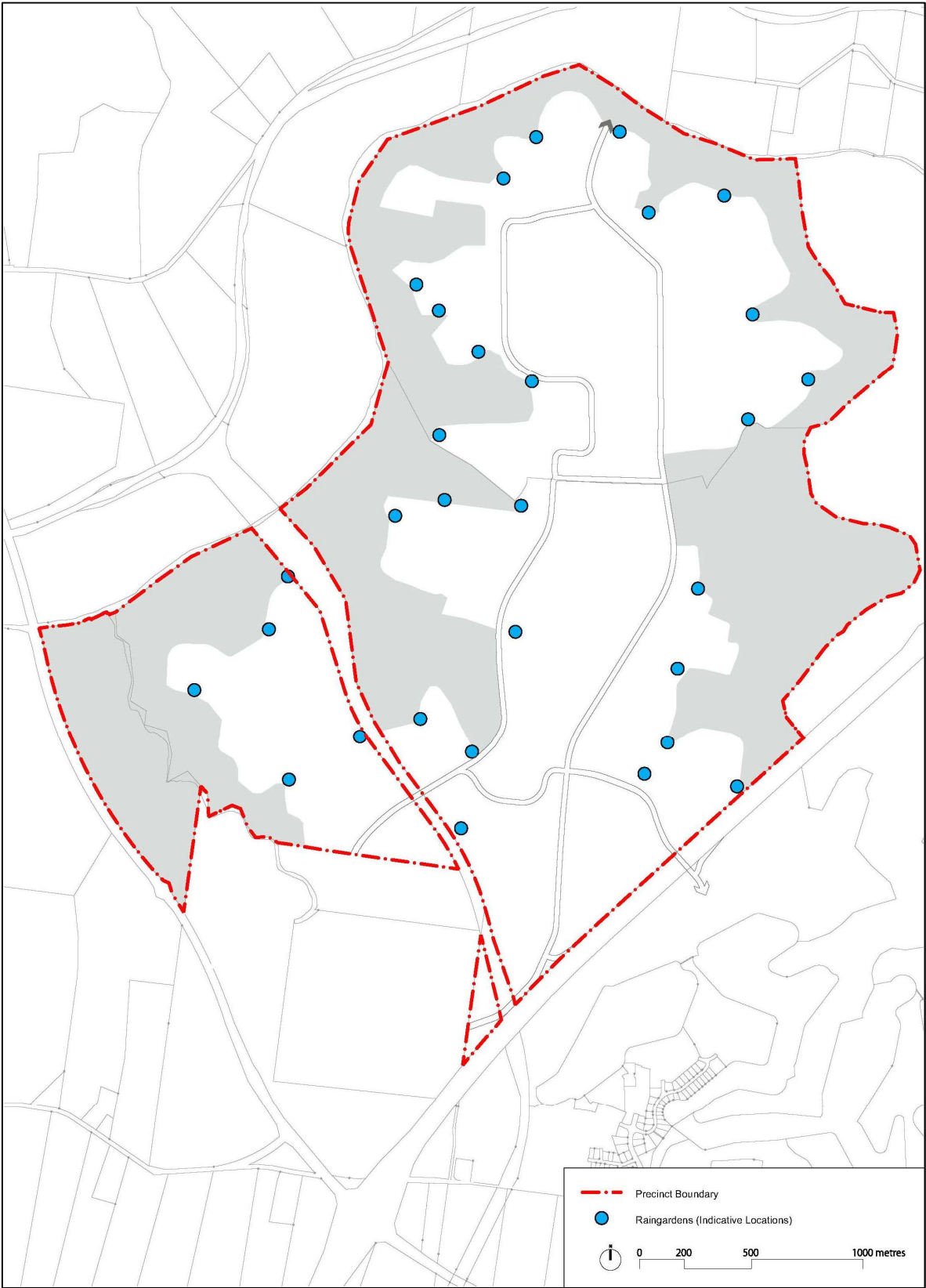


Figure 5 Aboriginal and Non-Aboriginal Cultural Heritage Sites (Indicative locations)

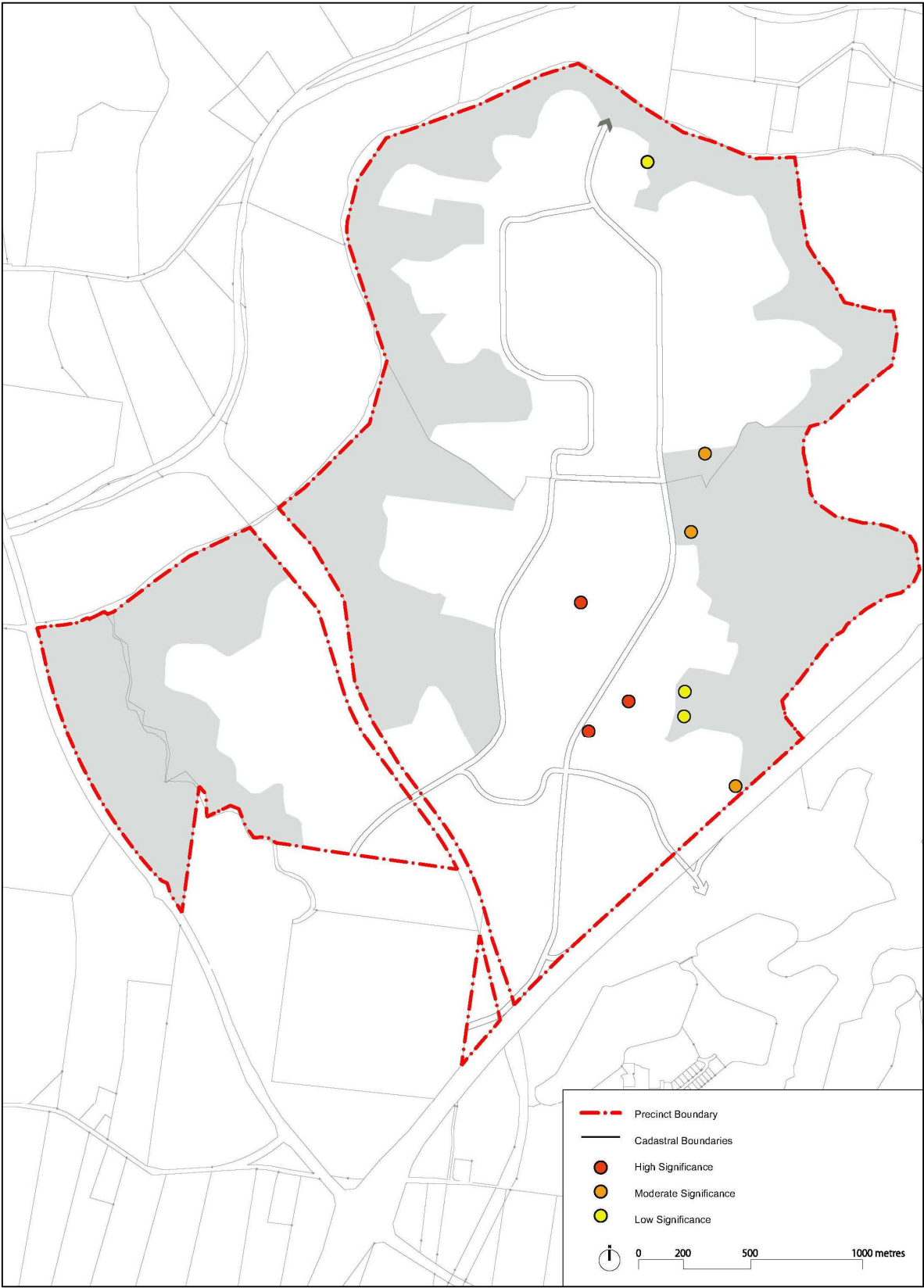


Figure 6 Indicative Bushfire Risk and Asset Protection Zone Requirements

Note: Indicative only. Final form to be determined in negotiation with Council and in accordance with relevant Council policy

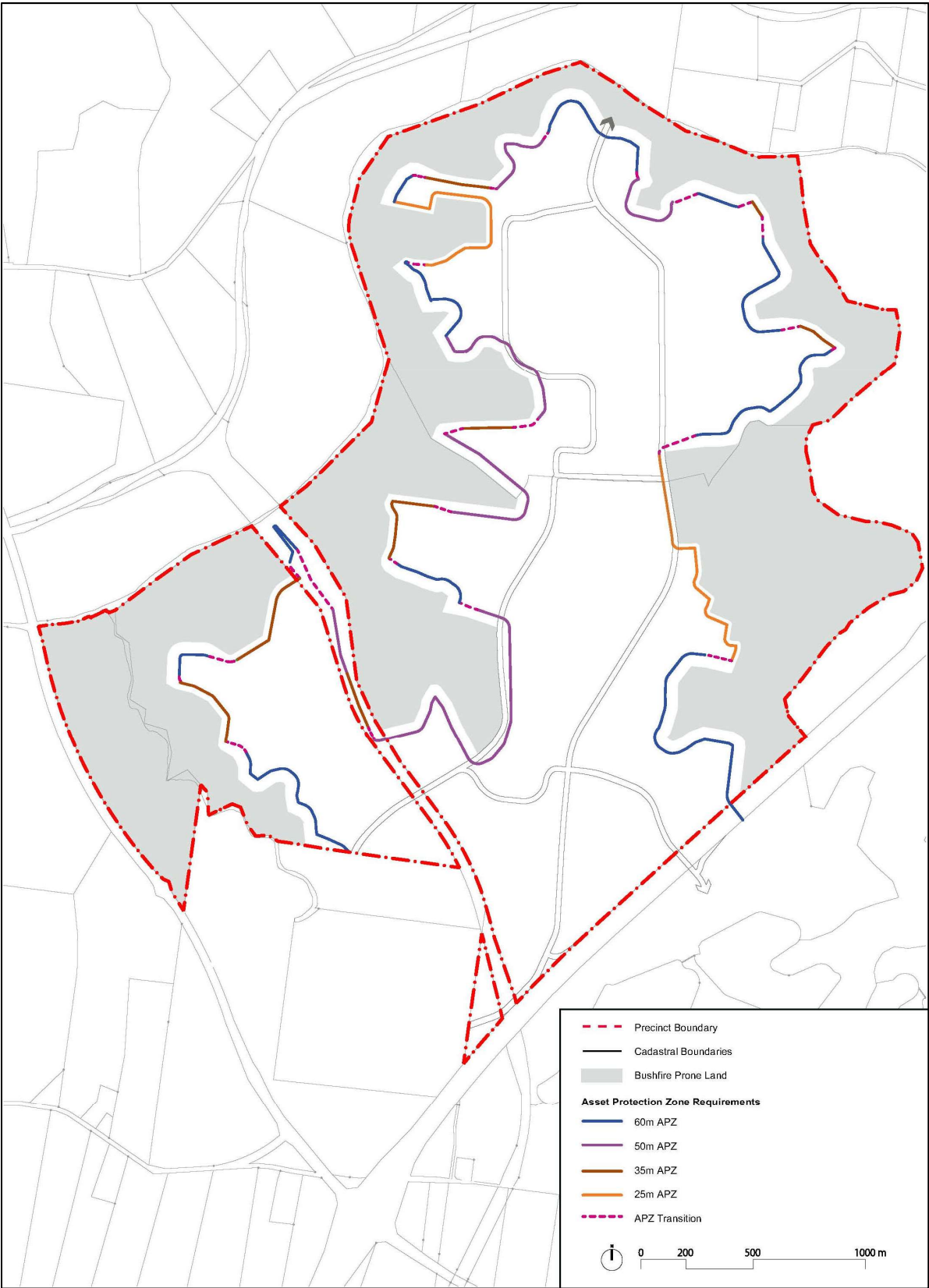


Figure 7 Indicative Public Transport Plan

Note: Indicative only. Final form to be determined in negotiation with Council and in accordance with relevant Council policy

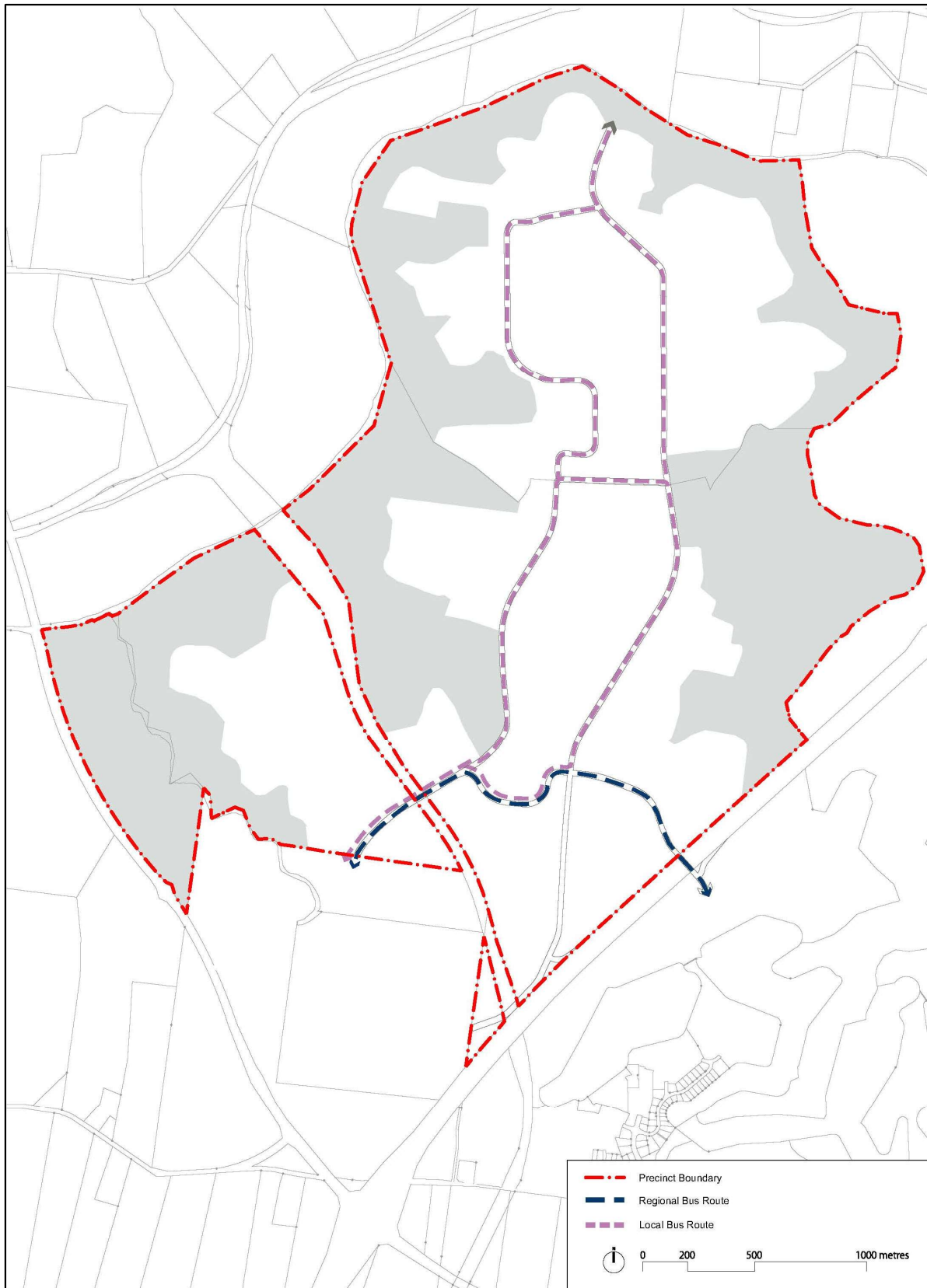


Figure 8 Indicative Open Space and Recreation Network

Note: Indicative only. Final form to be determined in negotiation with Council and in accordance with relevant Council policy

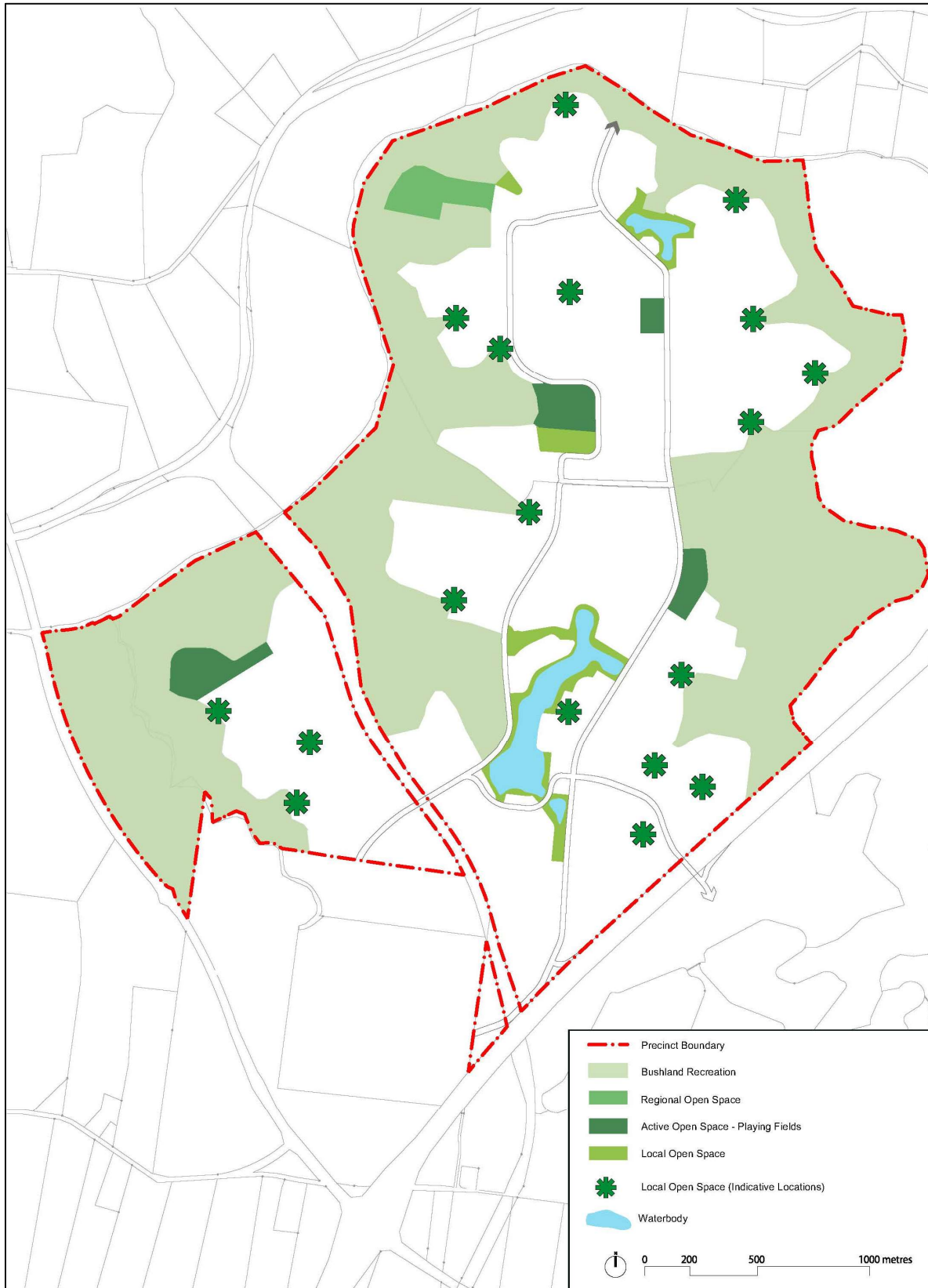


Figure 9 Indicative Precinct Road Hierarchy Plan

Note: Indicative only. Final form to be determined in negotiation with Council and in accordance with relevant Council policy

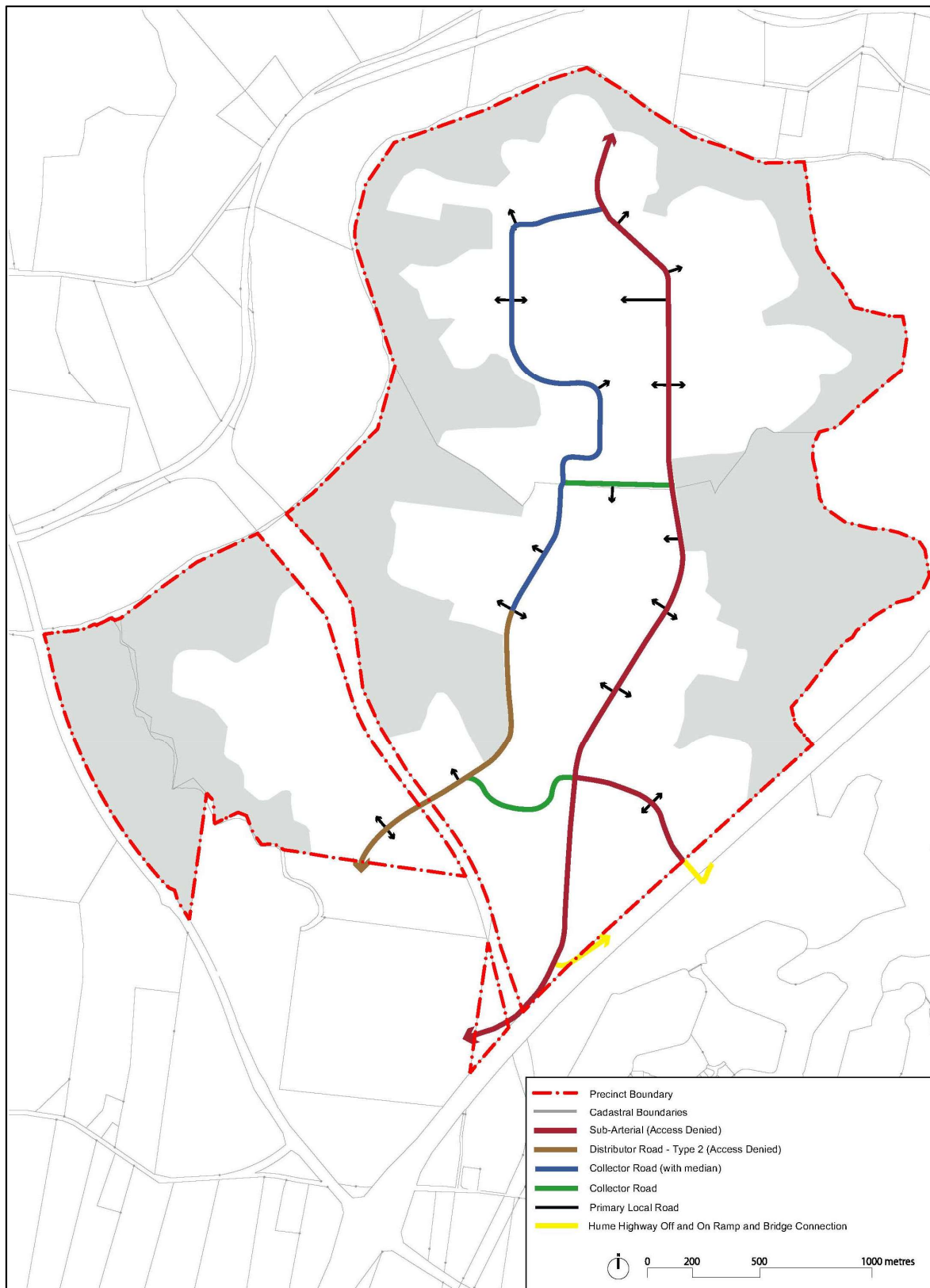


Figure 10 Indicative Pedestrian Cycle Network Plan

Note: Indicative only. Final form to be determined in negotiation with Council and in accordance with relevant Council policy

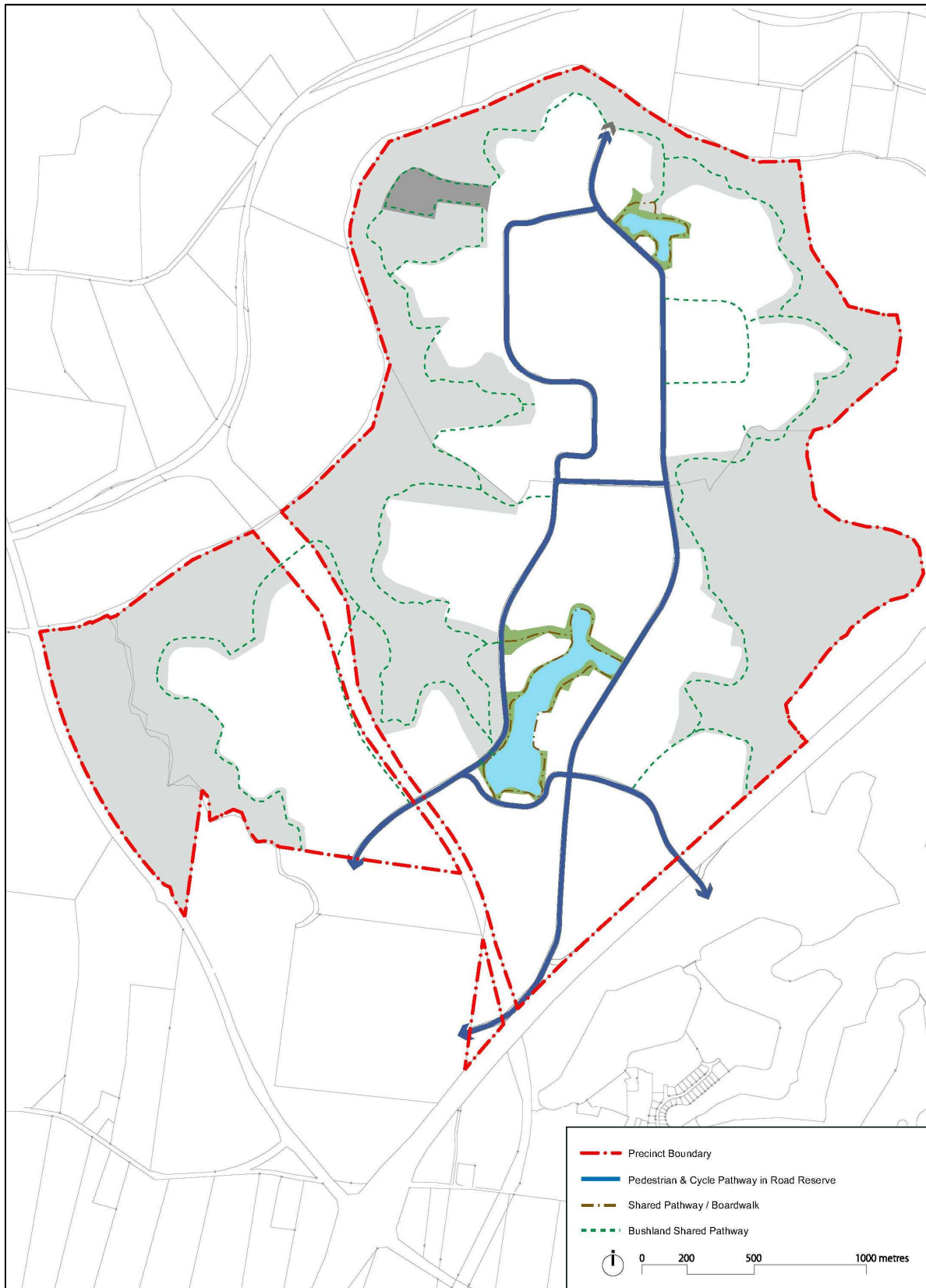
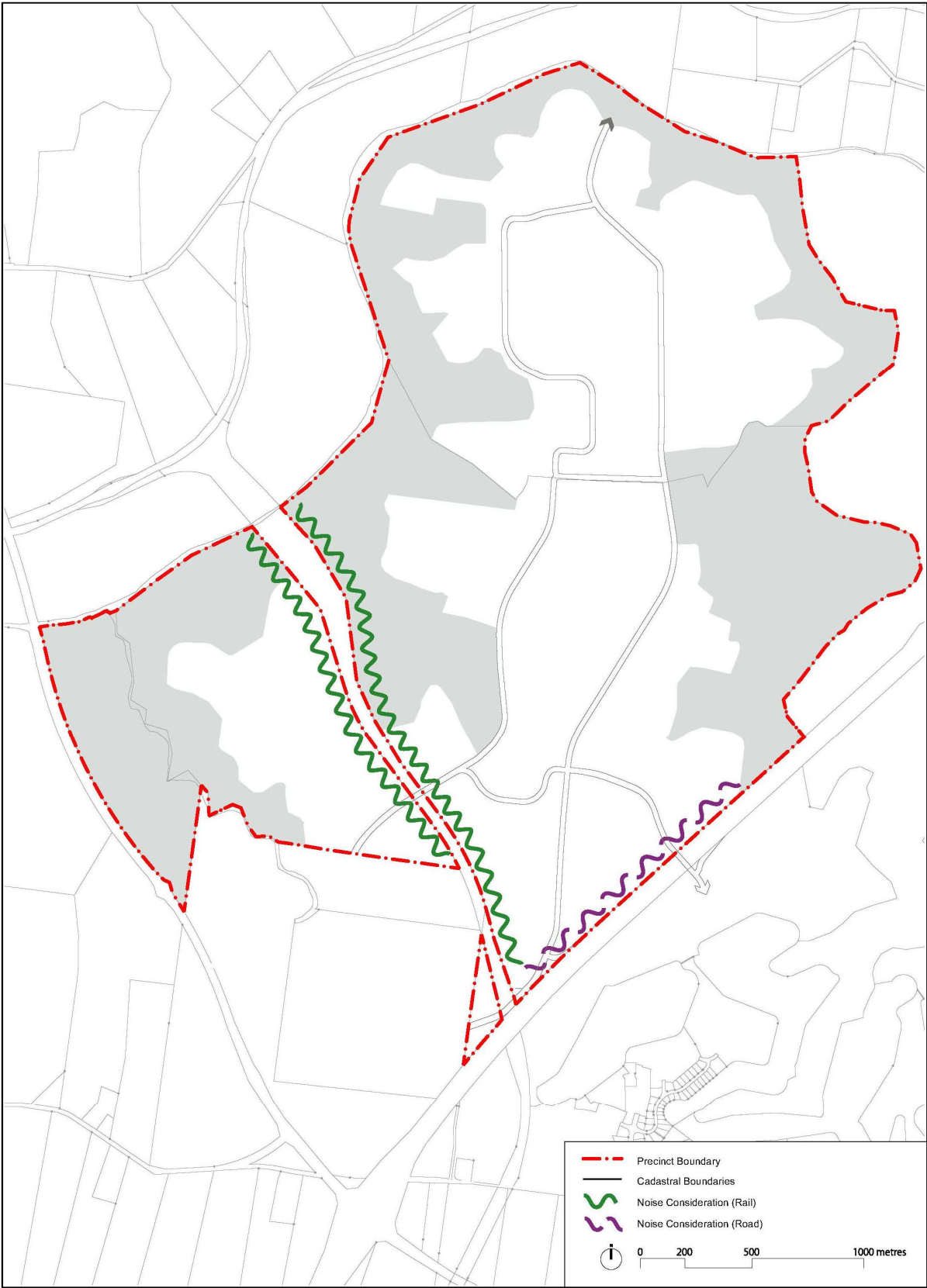


Figure 11 Indicative Noise Consideration Plan



3. Special Urban Areas

This Part stipulates objectives and controls in addition to those parts of Part 2, Part 3 and Part 4 in the main body of the DCP, specific to residential development in the North Wilton Precinct. These controls will ensure that an appropriate level of amenity will be provided to lots within the North Wilton Precinct.

This Part applies to the Special Urban Areas identified in **Figure 12** of this Schedule.

Objectives

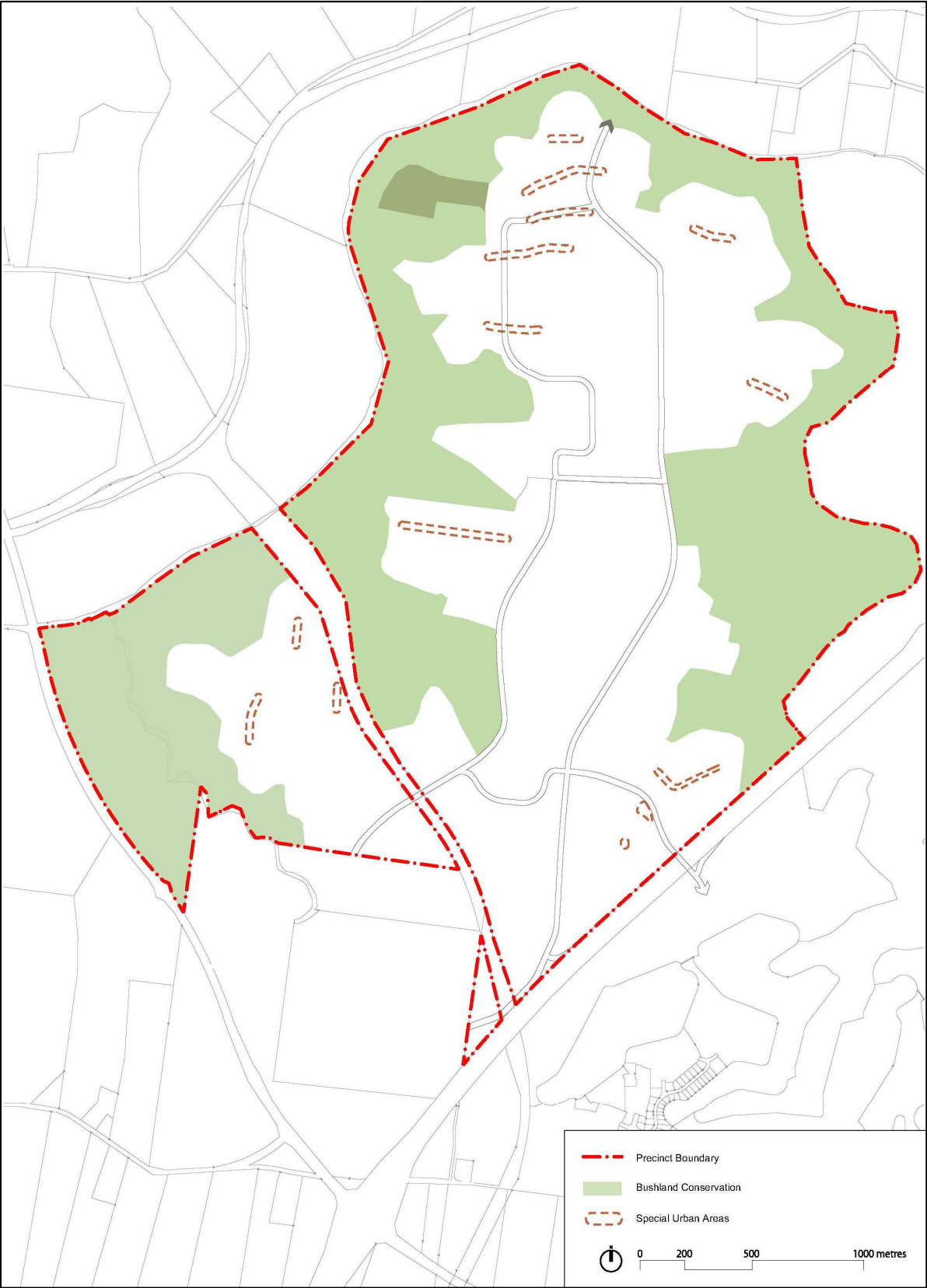
1. To encourage development in and around special areas that is compatible with the particular character and significance of each Special Urban Area,
2. To reinforce the specific attributes and qualities of each Special Urban Area, including areas of high amenity, landscape character and scenic values.

Controls

1. A place-based design approach is to be undertaken when utilising a Special Urban Area that creates special places:
 - a. that responds to the unique characteristics of each Special Urban Area, including trees, landscape features and views and vistas, and
 - b. that delivers good urban design outcomes that will improve the quality and amenity of the urban environment.
2. Development is to be consistent with the residential scale and character of the surrounding area.
3. When considering whether to incorporate Special Urban Areas into the urban design, the Special Urban Area must be integrated with the road, pedestrian and cycle networks of the surrounding neighbourhood areas and/or within the front or rear of lots.
4. Any removal of vegetation within Special Urban Areas, as a result of detailed design, is to be supported by evidence that demonstrates that it is not possible to achieve a good urban design outcome, including but not limited to:
 - a. Detailed engineering design;
 - b. Detailed tree survey and assessment, including current health and likely survival; and,
 - c. Road and dwelling alignment.

Figure 12 Indicative Special Urban Areas

Note: Indicative only. Final form to be determined in negotiation with Council and in accordance with relevant Council policy



4. Savings Provisions

This Part stipulates objectives and controls that override the relevant content in Part 5 and Part 6 in the main body of the DCP, related to residential development in Stage 1 of the North Wilton precinct.

This Part applies to the Stage 1 development area shown on Figure 3 Indicative Staging Plan in this schedule.

Objectives

- To acknowledge the Development Application (Wollondilly Council Reference 010.2019.00000617.001 – 195 Fairway Drive Wilton) for Stage 1 of the North Wilton Precinct.
- To allow future low density residential development to proceed in this Stage 1 area under alternative development controls to those adopted in the main body of the Wilton Growth Area Development Control Plan 2021.

Controls

1. Future development applications for low density residential dwellings located in Stage 1 of the North Wilton Precinct, are to be assessed against the summary of key controls as set out in this Section (**Section 0**).
2. Development is to be generally in accordance with the typologies illustrated in **Table 2**.
3. Development is to be undertaken in accordance with the applicable control table specified in **Table 2**.
4. Dwellings are to be generally a maximum of 2 storeys high. Council may permit a 3rd storey if it is satisfied that:
 - i. The dwelling is located on a prominent street corner; or
 - ii. The dwelling is located adjacent to a neighbourhood or local centre, public recreation or drainage land, a golf course, or a riparian corridor; or
 - iii. The dwelling is located on land with a finished ground level slope equal to or more than 15%, and is not likely to impact adversely on the existing or future amenity of any adjoining land on which residential development is permitted, having regard to overshadowing, visual impact and any impact on privacy; or
 - iv. Third storey is within the roof line of the building (i.e. an attic).
5. Corner lot development should emphasise the corner. The secondary street façade for a dwelling on a corner lot should address the street and must incorporate at least two of the above design features. Landscaping in the front setback on the main street frontage should also continue around into the secondary setback.

Table 2: Development Typologies and Applicable Controls Tables

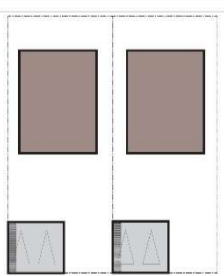
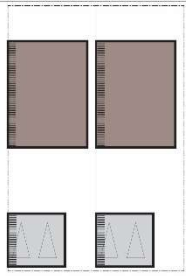
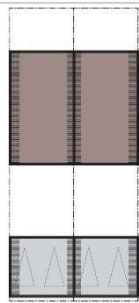
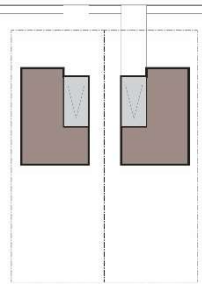
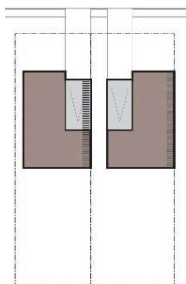
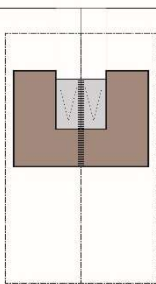
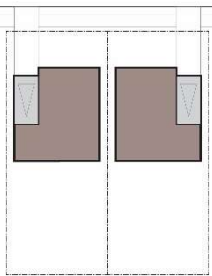
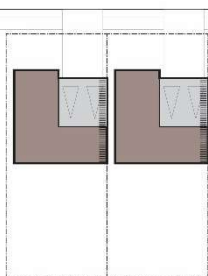

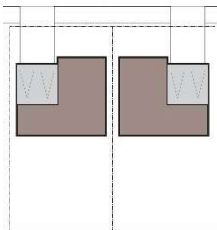
Access	Lot Width	Detached	Zero Lot	Abutting/Attached	Applicable Controls Table
Rear Access	≥4.5m				Table 3
	7>9m				Table 4
Front Access	≥9≥15m				Table 5
	>15m				Table 6

Table 3: Summary of key controls for lots with frontage width $\geq 4.5\text{m}$ for rear accessed dwellings

Element	Control	
Front setback (min)	4.5m to building façade line; 3.5m to building façade fronting open space 3.0m to articulation zone; 2.0m to articulation zone fronting open space.	In density bands $\geq 25\text{dw}/\text{Ha}$ 3m to building façade line, 1.5m to articulation zone.
Side setback (min)	Zero Lot, Attached or Abutting Boundary (benefited lot) Ground floor: 0m Upper floor: 0m	Detached Boundary 0.9m. If lot burdened by zero lot boundary, side setback must be within easement: 0.9m (single storey zero lot wall) 1.2m (double storey zero lot wall)
Maximum length of zero lot line on boundary	Attached/abutting house: 18m (excludes rear loaded garages) upper levels only. No limit to ground floor.	Zero lot house: 18m (excludes rear loaded garages)
Rear setback (min)	0.5m (rear loaded garages to lane, zero to articulation zone)	
Corner lots secondary street setback (min)	1.0m with articulation as specified in Clause 0 (5)	
Building height, massing and siting	In areas with a minimum residential density of $\leq 20\text{dw}/\text{Ha}$: 2 storeys maximum in accordance with the relevant structure plans and Neighbourhood Plan (3rd storey subject to Clause 0 (4))	In areas with a residential density of $\geq 25\text{dw}/\text{Ha}$: 3 storeys maximum in accordance with the relevant structure plans and Neighbourhood Plan
Solar access & PPOS	In areas with a minimum residential density of $\leq 20\text{dw}/\text{Ha}$: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of both the proposed development and the neighbouring properties.	In areas with a minimum residential density of $\geq 25\text{dw}/\text{Ha}$: At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of: all affected neighbouring properties and, at least 70% of the proposed dwellings.
	For alterations and additions to existing dwellings in all density areas, no reduction in the existing solar access to PPOS of the existing neighbouring properties.	

Garages and car parking	<p>Rear loaded garage or car space only for lots of this type.</p> <p>Minimum garage width 2.5m (single) and 5.0m (double).</p> <p>1-2 bedroom dwellings will provide at least 1 car space.</p> <p>3 bedroom or more dwellings will provide at least 2 car spaces.</p>
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Table 4: Summary of key controls for lots with frontage width $\geq 7\text{m}$ and $< 9\text{m}$ for front accessed dwellings

Element	Control	
Front setback (min)	<p>4.5m to building façade line; 3.5m to building façade fronting open space or drainage land</p> <p>3.0m to articulation zone; 2.0m to articulation zone fronting open space or drainage land</p> <p>5.5m to garage line and minimum 1m behind the building line</p>	
Side setback (min)	<p>Zero Lot, Attached or Abutting Boundary</p> <p>Ground floor: 0m</p> <p>Upper floor: 0m</p>	<p>Detached Boundary 0.9m.</p> <p>If lot burdened by zero lot boundary, side setback must be within easement:</p> <p>0.9m (single storey zero lot wall)</p> <p>1.2m (double storey zero lot wall)</p>
Maximum length of zero lot line on boundary	15m	
Rear setback (min)	4m (ground level) and 6m (upper levels)	
Corner lots secondary street setback (min)	1.0m with articulation as specified in Clause 0 (5)	
Building height, massing and siting	<p>In areas with a minimum residential density of $\leq 20\text{dw}/\text{Ha}$:</p> <p>2 storeys maximum</p> <p>(3rd storey subject to Clause 0 (4))</p>	<p>In areas with a minimum residential density of $\geq 25\text{dw}/\text{Ha}$:</p> <p>3 storeys maximum</p>
Site Coverage	Upper level no more than 50% of lot area	
Soft landscaped area	<p>Minimum 15% lot area.</p> <p>The first 1m of the lot measured from the street boundary (excluding paths) is to be soft landscaped.</p>	
Principal Private Open Space (PPOS)	<p>In areas with a minimum residential density of $\leq 20\text{dw}/\text{Ha}$:</p> <p>Min 16m^2 with minimum dimension of 3m.</p>	<p>In areas with a minimum residential density of $\geq 25\text{dw}/\text{Ha}$:</p> <p>Min 16m^2 with minimum dimension of 3m.</p> <p>10m^2 per dwelling if provided as balcony or rooftop with a minimum dimension of 2.5m.</p>

Solar access	<p>In areas with a minimum residential density of $\leq 20\text{dw}/\text{Ha}$:</p> <p>At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to 50% of the required PPOS of both the proposed development and the neighbouring properties.</p>	<p>In areas with a minimum residential density of $\geq 25\text{dw}/\text{Ha}$:</p> <p>At least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June) to at least 50% of the required PPOS of:</p> <p>all affected neighbouring properties and, at least 70% of the proposed dwellings.</p>
	For alterations and additions to existing dwellings in all density areas, no reduction in the existing solar access to PPOS of the existing neighbouring properties.	
Garages and car parking	<p>Single width garage or car space only.</p> <p>Carport and garage minimum internal dimensions: 3m x 5.5m.</p> <p>1-2 bedroom dwellings will provide at least 1 car space.</p> <p>3 bedroom or more dwellings will provide at least 2 car spaces.</p>	
	The garage must be less than 40% of the total area of the front façade.	
Layout	In density bands $\leq 25\text{dw}/\text{Ha}$, total lot frontage of this lot type not to exceed 20% of the block length due to garage dominance and on-street parking impacts.	

Table 5: Summary of key controls lots with frontage width $\geq 9\text{m}$ and $\leq 15\text{m}$ for front accessed dwellings

Element	Control	
Front setback (min)	<p>4.5m to building façade line; 3.5m to building façade fronting open space or drainage land</p> <p>3.0m to articulation zone; 2.0m to articulation zone fronting open space or drainage land</p> <p>5.5m to garage line and 1m behind the building line</p>	
Side setback (min)	<p>Detached boundary:</p> <p>Ground Floor: 0.9m</p> <p>Upper Floor: 0.9m</p>	<p>Lots with a zero lot boundary (side A):</p> <p>Ground Floor: 0m (Side A), 0.9m (Side B)</p> <p>Upper Floor: 1.5m (Side A), 0.9m (Side B)</p>
Maximum length of zero lot line on boundary line on boundary	11m	
Rear setback (min)	4m (ground level) and 6m (upper levels).	
Corner lots secondary street setback (min)	2.0m with articulation as specified in Clause 0 (5)	

Building height, massing and siting	2 storeys maximum (3rd storey subject to Clause 0 (4))	
Site coverage	Single storey dwellings: 60% Lot $\leq 375\text{m}^2$, upper level no more than 40% of lot area. Lot $> 375\text{m}^2$, upper level no more than 35% of lot area.	
Landscaped area	Minimum 25% of allotment area	
Principal Private Open space (PPOS)	Minimum 20m^2 with minimum dimension of 4.0m. 50% of the area of the required PPOS (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June)	
Garages and car parking	Lots $\geq 9\text{m}$ and $< 12.5\text{m}$: Where front accessed, single width garages only. Rear lane or side street accessed double garages permitted. Max. carport and garage door width not to exceed 3m (single) or 6m (double)	Lots $\geq 12.5\text{m}$ and $\leq 15\text{m}$: Front or rear accessed single, tandem or double garages permitted Triple garages are not permitted.
	1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces.	

Table 6: Summary of key controls for lots with frontage width > 15m for front accessed dwellings

Element	Control
Front setback (min)	4.5m to building façade line 3.5m to building façade fronting open space or drainage land 3.0m to articulation zone 2.0m to articulation zone fronting open space or drainage land 5.5m to garage line and 1m behind the building line
Side setback (min)	Ground Floor: 0.9m (Side A), 0.9m (Side B) Upper Floor: 0.9m (Side A), 1.5m (Side B)
Rear setback (min)	4m (ground level) and 6m (upper levels).
Corner lots secondary street setback (min)	2.0m with articulation as specified in Clause 0 (5)

Building height, massing and siting	2 storeys (3rd storey subject to Clause 0 (4))
Site coverage	Single storey dwellings: 50% Two storey dwellings: 50% at ground floor and 30% at upper floor
Landscaped area	Minimum 30% of the allotment area
Principal Private Open Space (PPOS)	Minimum 24m ² with minimum dimensions of 4m 50% of the area of the required principal private open space (of both the proposed development and adjoining properties) should receive at least 3 hours of sunlight between 9am and 3pm at the winter solstice (21 June).
Garages and car parking	Front or rear loaded double and tandem garages permitted Maximum garage door width 3m (Single) and 6m (Double) Triple garages are not permitted. 1-2 bedroom dwellings will provide at least 1 car space. 3 bedroom or more dwellings will provide at least 2 car spaces.